



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Almond Drive Street Improvements, 452 and 458 Almond Drive

MEETING DATE: April 17, 1991

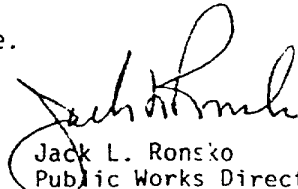
PREPARED BY: Public Works Director

RECOMMENDED ACTION: Discussion and appropriate action.

BACKGROUND INFORMATION: At its February 20, 1991 meeting, the City Council received the attached letter from the property owner at 458 Almond Drive. This parcel is one of the last two parcels on the portion of Almond Drive within the City limits that does not have frontage improvements. During the past year, staff has had a number of discussions with the property owner regarding street improvements in connection with an application for a building addition and use permit. The project would have required the owner to do the improvements under the terms of the City's off-site improvement ordinance. Since then, the application has been dropped.

This street improvement project has been shown on the Street Five-Year Capital Improvement Program with funding for the curb and gutter tentatively shown in 1991/92 and an overlay in 1992/93. The updated project description is attached along with a drawing of the area. Five feet of right-of-way would need to be acquired in order to install sidewalk. The City cannot ask the property owner to dedicate the right-of-way without stating that we must pay for it if requested. Doing so would involve obtaining appraisals and paying possible severance damages. If both property owners were to offer to dedicate the right-of-way, it would be a reasonable use of public funds for the City to install all the improvements. In the absence of such an offer, staff recommends that we consider the project with the rest of the 1991/92 Street Capital Improvement Program.

FUNDING: None needed at this time.


Jack L. Ronsko
Public Works Director

Prepared by Richard C. Prima Jr., Assistant City Engineer

JLR/RCP/mt
by

Attachments

cc: Property Owners

APPROVED: 

THOMAS A. PETERSON
City Manager

Mrs. Carmelita P. Pineda
458 Almond Dr.
Lodi, Ca. 95240

Lodi City Council
P.O.Box 3006
Lodi, Ca. 95241

February 12, 1991

Dear Mayor,

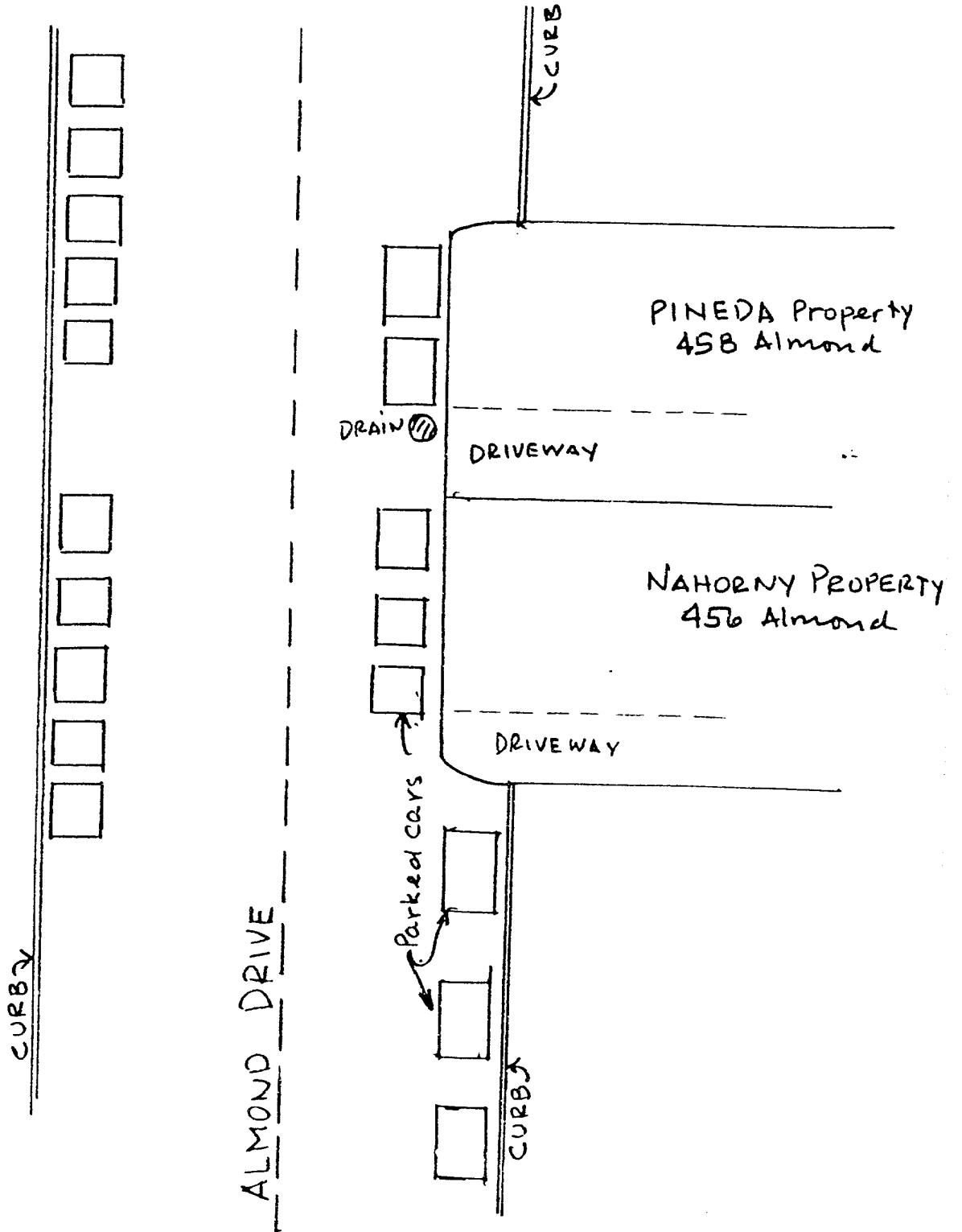
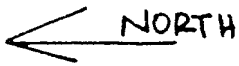
Since the expansion of the road on Almond Dr., backing out from my driveway posed an everyday hazzard. Before the area wa subdivided into a single family housing units, Almond dr. was a small country road. With the onset of the improvements, the road was widened except with wto country properties which were left untouched; our property and next to ours own by Mrs Sofie Nahorney. With part of the road widened and part untouched, vehicles parked along-side caused a double parking effect that blocked my view in backing out everyday. (see attached diagram). I've been trying to ignore the situation although it was an everyday hit or miss driving condition. Today, I was almost hit by a big passenger Van due to failure of seeing it coming. I'm bringing this to your attention for something must be done to correct the situation. It will be very helpful if you widen the road on Mrs. Nahorny's property. I'm hoping that nothing tragic will happen . But if it will be otherwise, I'm holding the city responsible for everything.

Hoping for your reply.

Respectfully,

Carmelita P. Pineda

Carmelita P. Pineda



**City of Lodi - Streets
Capital Improvement Program**

**Almond Dr Improvements
West City Limits to Cherokee Ln**

Project Description

This project includes an overlay of the pavement and installation curb & gutter where none exists.

Curb, gutter and sidewalk are missing from portions of the south side of the street.

The City has the necessary right-of-way to install the curb & gutter and pavement widening and the estimate is based on this plan. Some small trees and shrubs would need to be removed.

Upon substantial improvement to the property, the owner would install sidewalk per normal City requirements.

Water and sewer services will be installed for the future use of the remaining unimproved parcels so the street will not need to be cut.

The estimate assumes the parcel at 428/448 Almond will be developed per plans presently being processed.

The street was designed with a reduced structural section assuming a future overlay due to cuts for subsequent development. Prior to design, the street should be tested for the possibility the overlay could be deferred.

Project Number:

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Dec-90</u>
				<u>ENR Index:</u>	<u>4770</u>
Prelim Eng:					
EIR: assume Negative Declaration					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction: overlay	55,000	Jun-90	4735		\$ 55,000
420 Almond - being installed with development at 428/448					
452 Almond - c. g. swk	7,700	Jun-90	4735		\$ 8,000
& paving					
458 Almond - c. g. swk,	9,000	Jun-90	4735		\$ 9,000
paving & catch basin					
Other:					
Total Cost: \$					72,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
Construction includes contract administration & inspection unless shown otherwise.

CITY COUNCIL

DAVID M. HINCHMAN, Mayor
JAMES W. PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNINO
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

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April 10, 1991

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

BOB McNATT
City Attorney

SUBJECT: Almond Drive Street Improvements, 452 and 458 Almond Drive

Dear Property Owner/Resident:

Enclosed is a copy of background information on an item that will be discussed at the City Council meeting on Wednesday, April 17, 1991, at 7:30 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street. You are welcome to attend.

If you wish to communicate with the City Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item, please call Richard Prima or me at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/mt

Enclosure

cc: City Clerk ✓

LALMOND/TXTW.02M